

HISTORIC PRESERVATION COMMISSION April 9th, 2015

Hatton Hall
34 East 7th Street, Tempe, AZ 85281
6:00 PM

Call to Order

Roll Call

1. Call to Audience: Persons wishing to address the Commission on any matter may do so at the discretion of the Chair. However, Arizona Open Meeting Law limits Commission discussion to matters listed on the posted agenda. Other topics may be placed on a future agenda for discussion.
2. Approval of March 12th, 2015 meeting minutes
3. Neighborhood Meeting for Lindstrom (Nucci) House Tempe Historic Property Register Nomination
4. Discuss and Consider Archaeologically Sensitive Classification Subcommittee Report
5. Intern Work Updates
6. Chair / Staff Updates
8. Current Events / Announcements / Future Agenda Items
 - Member Announcements
 - Staff Announcements

Adjourn

For further information on the above agenda items, contact Community Development, Planning Division (480) 350-8331. Agenda items may not be heard in the order listed. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

04/03/2015 4:37 PM

MINUTES OF THE HISTORIC PRESERVATION COMMISSION March 12, 2015

**Hatton Hall at the Governor Benjamin B. Moeur House Campus
34 E. 7th Street, Tempe, AZ 85281
6:00 PM**

Commission Present:

Andrea Gregory, Chair
Scott Solliday, Vice Chair
Ira Bennett
Chuck Buss
Anne Bilsbarrow
Korri Turner

City Staff Present:

Brenda Abney, Tempe History Museum
Hansen, Project Management Coordinator
Billy Kiser, Graduate Intern
John Larsen Southard, Historic Preservation Officer
Mark Vinson, FAIA, City Architect

Commission Absent:

Charlie Lee
Lauren Proper
Brenda Shears

Public Present:

Alyssa Gerszewski
Joe Nucci

Chair Gregory called the meeting to order at 6:04 p.m.

1. Call to Audience:

- No Reply

2. Approval of February 12, 2015 Historic Preservation Commission minutes

Commissioner Turner moved the Commission approve the February 12th, 2015 minutes as written. The motion was seconded by Vice-Chair Solliday and passed with a vote of 6-0.

3. Discuss and Consider Tempe Butte Water Tank Reroofing and Spoil Removal Projects

- Southard overview of meetings with Tempe Public Works to discuss reroofing tanks and spoil removal on Tempe Butte and eventually Bell Butte.
- Discussion of Tempe Butte's cultural significance to local tribes; Southard will discuss with Shane Anton of SRPMIC.
- Method of spoil removal unknown; HPO will seek information on this
- Chair Gregory: will additional access roads be built for the project? HPO: No new roads will be built on Tempe Butte for this project.
- Public Works has demonstrated a commitment to leaving the smallest footprint possible during project
- Water tanks are unique in design and difficult to repair; east tank will be reroofed after west tank is drained, inspected, repaired (if necessary), and refilled.
- Replacement roofing will not alter appearance of the tanks.

4. Archaeologically Sensitive Classification Subcommittee Update

- Archaeologically Sensitive Classification Subcommittee met prior to HPC meeting and determined that the following recommendations would be made:
 - HPO should subscribe to AZSITE and request access to shape files for Tempe's archaeologically sensitive areas
 - AZSITE data should be incorporated into Tempe's permitting system
 - HPO should draft a handout on archaeological sensitivity to be given to customers at the front desk when seeking permits for projects on AS-classified land
 - HPO should consult with the City of Phoenix on its recently-amended city policies regarding archaeological sensitivity

5. Discussion and Possible Direction on Historic Preservation Ordinance Revisions

- Southard: Ordinance revisions likely not being imminent, but there appears to be support for an in-depth process of revising and incorporating community feedback, per recent City of Phoenix model.
- HPO will explore funding opportunities to develop a plan to use as a basis for potential ordinance revisions to be made by Mayor and Council for approval
- Vinson: Phoenix just went through a similar process; Tempe is currently revising its municipal arts plan, which could also provide guidance on procedural aspects of revision.
- Gregory: HP element of GP2040 has content to borrow from when making revisions
- Southard: Character Area planning process can dovetail with HP ordinance revisions; Hansen is currently overseeing Character Areas 4 and 5 (Apache and Central City).
- Character Area meetings will likely yield feedback on Tempe's historic preservation successes and opportunities
- Hansen: HPC members can participate in Character Area community meetings; the first workshop is on April 18th at the Tempe Public Library
- Hansen: Overview of Character Area workshops and incorporation of historic preservation into Character Area planning.
- Commissioner Bennett moved to formally register strong HPC support of seeking widespread community involvement in the drafting of an historic preservation plan to be used as the basis of any future HP ordinance revisions. The motion was seconded by Commissioner Bilsbarrow and passed with a vote of 6-0.

6. Intern Work Updates

- Southard: Holly Solis is working on the local register nomination for the 1938 Lindstrom [Nucci] House located at 1220 South Maple Avenue.
- Kiser: Currently conducting newspaper research on C. T. Hayden House (Monti's La Casa Vieja) construction history.

7. Chair / Staff Updates

- HPO: Preliminary eligibility determination for 1220 South Maple Avenue will be included in the April packet.
- HPO: Five Indian gaming grant proposals have been submitted and are awaiting council approval. The grants are as follows: \$5,000 for CRM Training; \$10,000 for Archaeological Monitoring Education and access to AZSite; \$5,000 for Papago Park Gateway improvements; \$20,000 for Survey & Inventory of 1958-

1975 Tempe residential properties; \$30,000 for continuation of Graduate Student Intern Program, with anticipation of SHPO funding a partial match for the final item.

- HPO: Certificate of No Effect issued for Eisendrath House, as proposed elevator changes are minor and will not be of adverse impact.
- Vinson: New contractor has begun work on Eisendrath House; a November grand opening is anticipated.
- HPO: Tempe Historic Preservation Foundation issued letter of support for Tempe NRNs slated for eligibility consideration (Tomlinson Estates and Date Palm Manor)
- HPO: Site Steward Program: additional discussion needed between HPO, Tempe History Museum, and other City staff. Loma del Rio and Tempe Butte are monitored periodically through a steward program that AZ State Parks oversees.
- HPO: Tempe Walk-Through History scheduled for March 21st
- HPO: Tempe HPO Facebook page reactivated
- HPO: HP Conference registration fee CLG grants approved for three Commissioners and HPO staff

8. Current Events / Announcements / Future Agenda Items

- Member Announcements
- Staff Announcements
- No reply

Chair Gregory adjourned the meeting at 6:59 p.m.

Prepared by: Billy Kiser, Graduate Intern

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer

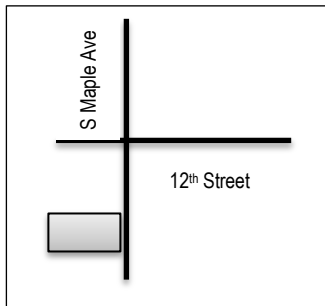
Andrea Gregory, Chair

CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 04/09/2015
Agenda Item: 3

ACTION: Neighborhood meeting to discuss a request for Historic Preservation overlay zoning for LINDSTROM (NUCCI) HOUSE, located at 1220 South Maple Avenue. The applicants are Joseph Nucci and Lupe Martinez Nucci.

BACKGROUND INFORMATION: LINDSTROM (NUCCI) HOUSE (PL150074), a 1938 Pueblo Revival-style home located at 1220 South Maple Avenue in the Park Tract section of Maple-Ash, has been nominated for inclusion in the Tempe Historic Property Register. A preliminary review of available research indicates this property to be eligible for listing in the Tempe Historic Property Register.



Existing Property Owners	Joseph G. Nucci and Lupe Martinez Nucci
Applicant	Same
Legal Description	Lot Twelve (12), Block Six (6), PARK TRACT, according to Book 13 of Maps, page 27, records of Maricopa County, Arizona.
	Assessor Parcel Number 132-45-084

ATTACHMENTS: Lindstrom (Nucci) House THPR nomination packet, 3 e-mails / letters of support received from Tempe residents

STAFF CONTACT(S): John Larsen Southard, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer (480) 350-8870

ELIGIBILITY GUIDELINES

Per § 14A-4(a) of the Tempe Historic Preservation Ordinance ("Ordinance"), criteria for listing an individual property, building, structure, or archaeological site in the Tempe Historic Property Register are as follows:

- (1) It meets the criteria for listing on the Arizona or [N]ational [R]egister of [H]istoric [P]laces;
- (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - (a) A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - (b) It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature

ARCHITECTURAL DESCRIPTION

The Lindstrom (Nucci) House is a one story, detached, single-family dwelling located in a residential neighborhood. The home is a wood frame building with a textured stucco exterior. The roof is flat and hidden behind rounded parapet walls, characteristic of the Pueblo Revival architectural style. On the front elevation, a step leads to a portico over the paneled door and screen door. The structural pillars of the portico are also sheathed in stucco. An exposed horizontal wooden beam protrudes from directly underneath the portico covering on the west and east sides. The portico contains four decorative wooden vigas on its front side. There are three windows on the main wall. The west and center window are steel casement, while the corner window is a 2-line steel casement model, painted brown. There is also an attached garage with textured stucco exterior and large vehicle entry door. The interior of the home features two bedrooms, a kitchen, and semi-separated living room and dining room.

The north elevation contains two small hopper windows that look into the garage. Three windows span the south elevation. The east and center windows are steel casement, with lights added above each. The west window is a simple steel casement window.

The rear elevation is much like the front, sporting eight decorative vigas near the roof. The uneven structuring of the roof, a key identifying characteristic of the Pueblo Revival style, is evident from the backyard. There is a French door on the east side of the rear wall and two steel casement windows in the center of the wall. To the west of the casement windows is a simple door, with another steel casement window and another simple door that opens to the attached garage still further west. There are three steps under each door. The rear yard features a large red brick patio and a concrete barbecue structure, the concrete structure having been erected in 1990.

There have been no known alterations to the home. The vigas protruding from the front wall are tilted slightly as though falling out, the stucco on the lower portion of the front elevation is slightly discolored, and there is some peeling of paint on the garage door. Overall, however, the house appears to be in very good condition.

The house is also connected to Tempe's historic underground flood irrigation pipes. Residential flood irrigation began in the Maple-Ash neighborhood in 1909 and is responsible for the lush green-scape of the Lindstrom (Nucci) House. Large trees and tall shrubs are otherwise uncharacteristic for the Arizona desert but were desired for residences in order to reduce the heat of blazing summer months. Ditches were originally connected to nearby canals and, later, pressurized pumps were added to bring water to the surface of these lots more efficiently. The Lindstrom (Nucci) House still exhibits non-native plants in the front and back yards and therefore continues the tradition of this historic landscape.

Whereas similar buildings surrounding the home are a combination of architectural styles such as Pueblo Revival, Spanish Colonial, or Mission Revival, The Lindstrom (Nucci) House is a relatively pure example of Pueblo Revival style. The home's portico, vigas, uneven roofline, parapet walls, and textured stucco exterior are all hallmarks of a style that was somewhat uncommon in Tempe during the period of construction. However, the home also displays interesting stylistic deviations, such as steel casement windows, including one corner steel casement window, that are indicative of Ranch style houses.

ADDITIONAL INFORMATION OF NOTE

- Per the 1997 Tempe Multiple Resource Area Update, the subject property's National Register status is: Potentially Eligible as Contributing Property
- Abraham and Ada Lindstrom, the home's original owners, financed its construction using a Federal Housing Administration-backed mortgage
- The subject property receives flood irrigation

PUBLIC INPUT

- HPO has received two e-mails in support of this THPR nomination (see attachments)
- HPO has received one letter in support of this THPR nomination (see attachments)

CONCLUSION

Preliminary research shows this home to be more than fifty years old, is potentially eligible for the state and federal historic property registers, is architecturally unique, demonstrates exceptional integrity, and ties in to important events and trends such as the buildout of the Maple-Ash neighborhood, flood irrigated landscaping, and early Federal Housing Administration-backed mortgages. As such, it appears that 1220 South Maple Avenue warrants inclusion in the Tempe Historic Property Register.



Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> SPR		<input type="checkbox"/> New Building <input type="checkbox"/> Complete <input type="checkbox"/> Prelease <input type="checkbox"/> Basic	<input type="checkbox"/> Engineering	_____ Building _____ Fire
<input type="checkbox"/> Dev Plan Review		<input type="checkbox"/> Add/Alt	<input type="checkbox"/> Revision	_____ Planning _____ Signs
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> TI	Tracking Nos.:	_____ Engineering
<input type="checkbox"/> Use Permit		<input type="checkbox"/> AFES (O/H)	DS <u>150168</u>	<input type="checkbox"/> Spec Book(s) <input type="checkbox"/> Soils Report
<input type="checkbox"/> Variance		<input type="checkbox"/> MF	BP _____	<input type="checkbox"/> Structural Calcs <input type="checkbox"/> Report
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> NRes	EN _____	<input type="checkbox"/> Truss Calcs <input type="checkbox"/> Materials
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> Res Remodel/Add	PL <u>150074</u>	<input type="checkbox"/> Hydraulic Calcs <input type="checkbox"/> Color Board
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> Pool	X _____	<input type="checkbox"/> Parking Analysis <input type="checkbox"/> Haz Mat Form
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> Demo	PC _____	<input type="checkbox"/> Lighting Cut Sheets <input type="checkbox"/> Other: _____
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Grading Only	PPC _____	Total Valuation:
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Phased Constr	CA _____	Total Submittal Fees:
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> Phased Constr w/UG MEP	FR _____	
<input type="checkbox"/> Abatement		<input type="checkbox"/> Structural Frame	RA _____	
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> MEP Only	SGN _____	
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Mobile Home	PF _____	Validation:
<input type="checkbox"/> Continuance		<input type="checkbox"/> Factory Built Bldg		
<input type="checkbox"/> Appeal		<input type="checkbox"/> Deferred submittal	MCA Code:	
<input checked="" type="checkbox"/> Other <u>Historic designation</u>		<input type="checkbox"/> Revision	File With:	
Fire		<input type="checkbox"/> New Standard		Date Stamp:
<input type="checkbox"/> Tanks		<input type="checkbox"/> Permits based on Standard #	Received By:	RECEIVED R FEB 27 2015 D
<input type="checkbox"/> Spray Paint Booth		<input type="checkbox"/> Suiting	<u>AJW</u>	
<input type="checkbox"/> Special Extinguishing		<input type="checkbox"/> Other _____		
<input type="checkbox"/> Fire Alarm				
<input type="checkbox"/> Kitchen Hood System				
<input type="checkbox"/> Rack Storage				
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other _____				



NOMINATION FORM

TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

1220 S Maple Av
132-45-084

Legal Description (Subdivision Name, Lot and Block)

Lot 12, Block 6, Park Track
Book 13 of Maps page 27 records
of MC AZ

Date of Construction / source of date

1938 speculative

Existing Historic Designation or Identification (check if any)

☐ National Register _____
(Date Listed)

☐ State Register _____
(Date Listed)

☐ Tempe Survey # _____

Summary of Historic Function or Use

Single-family residence

Present, Common, or Proposed Name

West (Nucci) House

Present Function or Use

Single-family residence

Classification (check one)

☒ Property (Building or Structure)

☐ Archaeological Site

☐ District

☐ Landmark

Ownership Information:

Nucci, Joseph G & Lupe Martinez
Owner Name
1220 S Maple Av
Address
Tempe AZ 85281
City State Zip
(480) 968 0463
Phone
Joseph G Nucci 2/12/2015
Signature (if required) Date

Applicant Information (if different from ownership)

Name

Address

City State Zip
()
Phone

Signature Date

For Staff Use Only

Received: 02.12.15
DSD#: _____
Hearings/Approvals*:
HPC: _____
P & Z: _____
Council: _____

*Preliminary reviews with other impacted entities (Boards, Commissions, Neighborhoods, etc.) should be scheduled prior to initial public hearing

Assessor's Tax Parcel Number(s)

132-45-084

Historic Name

West House

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM.
PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.

WHEN RECORDED RETURN TO:

City of Tempe
Historic Preservation Office
21 E. 6th Street, #208
Post Office Box 5002
Tempe, AZ. 85280

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by

Joseph G & Lupe Martinez - Nucci

(Owner/s)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. _____ to the City requesting that the City approve the following:

- _____ GENERAL PLAN AMENDMENT
- _____ ZONING MAP AMENDMENT
- _____ PAD OVERLAY
- ☒ _____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- _____ USE PERMIT
- _____ VARIANCE
- _____ DEVELOPMENT PLAN REVIEW
- _____ SUBDIVISION PLAT/CONDOMINIUM PLAT
- _____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 132-45-9508

1220 S Maple Ave

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 3 day of Feb, 2015

Joseph G Nucci

(Signature of Owner)

Joseph G Nucci

(Printed Name)

Lupe Martinez-Nucci

Lupe Martinez-Nucci

(Signature of Owner)

(Printed Name)

State of Arizona)

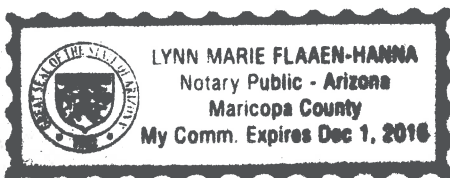
) ss

County of Maricopa)

SUBSCRIBED AND SWORN to before me this 3rd day of February, 2015, by

Joseph G Nucci

Lupe Martinez-Nucci



(Notary Stamp)

Lynn Marie Flaaen-Hanna

(Signature of Notary)

Joe Nucci
Lupe Martinez-Nucci
1220 S Maple Ave
Tempe, AZ 85281

February 9, 2015

Please accept this letter as our request for historic designation and listing in the Tempe Historic Property Register of our home at 1220 South Maple Avenue. We hereby authorize the Tempe Historic Preservation Officer or his designee to act as the applicant or to otherwise represent us as property owners for purposes of completing the historic designation and listing process.

It is with great pride that we request historic designation of the property that has been our home for more than 33 years. Although Assessor's data indicates the year built as 1940, we believe that a careful check of the records will date construction at parcel number 132-45-084 to the year 1938. In either case, our home maintains excellent historic integrity and is among the very earliest residences still standing in Tempe.

Located in the Maple-Ash Neighborhood, it is also with a tremendous sense of civic responsibility that we request this historic property designation. Tempe's oldest remaining residential neighborhood, Maple-Ash is recognized by citizens throughout our community and across the entire Valley as Tempe's premier Historic District. Yet this recognition remains unofficial. Gage Addition, Park Tract, and College View, the subdivisions comprising the modern neighborhood, together interpret the broad patterns of our community development with singular accuracy and succinctness, yet they continue to lack official district designation. And so we, as property owners, hereby join with a growing group of neighbors to take the individual action that must serve as the limited alternative to historic district designation.

Please accept this letter along with our application, waiver, and other information necessary to complete a nomination for historic property designation and listing in the Tempe Historic Property Register for our residence at 1220 South Maple Avenue, Tempe. Thank you for your courtesy and cooperation in this important preservation activity.

Yours Very Truly,

A handwritten signature in cursive script, reading "Joseph G. Nucci".

Joseph G. Nucci, RA joenucci@gmail.com

From: [Joe Nucci](#)
To: [Southard, John](#)
Subject: Request to postpone historic designation and listing of our home at 1220 South Maple Avenue
Date: Thursday, March 05, 2015 10:54:37 PM

John Southard

City of Tempe

Historic Preservation Officer

Via email to: johnsouthard@tempe.gov

March 5, 2015

Please accept this letter as documentation of our request to postpone historic designation and listing in the Tempe Historic Property Register of our home at 1220 South Maple Avenue in accordance with our previous conversation. We look forward to working with you to perfect the research behind this nomination.

Thank you for your courtesy and cooperation in this important preservation activity.

Yours Very Truly,

// signed //

Joseph G. Nucci, RA joenucci@gmail.com

From: [mike deskin](#)
To: [Southard, John](#)
Subject: Nucci House
Date: Monday, March 09, 2015 5:27:05 PM

We are writing to express support for the application of the Nucci residence for historic preservation status.

Mike Deskin and Janet Wagner

From: [Elna Rae Zeilinger](#)
To: [Southard, John](#)
Cc: erzeiling@aol.com; joenucci@gmail.com
Subject: Re: Lindstrom (Nucci) House at 1220 S. Maple Avenue
Date: Monday, March 30, 2015 6:44:41 PM

John,

I'm going to try to send this in the body of the email using the "pages" format:
and then in the "appleworks format)" Hope it works!! If that doesn't work, I'll mail it.

Elna Rae Simpson Zeilinger

To: John Larsen Southard,
Historic Preservation Officer
City of Tempe

From: Elna Rae Simpson Zeilinger
760 N. Sycamore Place
Chandler, AZ 85224
March 27, 2015

Dear John:

It is our pleasure to support the nomination of the 1938 Lindstrom (Nucci) House located at 1220 Maple for Historic Overlay Zoning. Please pass this letter on to the Historic Preservation Commission.

We are the owners of the Laird (Simpson) House #40 designated Tempe Historic Property. I remember growing up in that neighborhood and all the wonderful friends we had at that time. We especially love the front of the house, and the inside is so unique. We believe that the 1938 Lindstrom (Nucci) House to which our family (Simpsons and Lairds) have ties should be commemorated and preserved for posterity.

We are grateful to Joe Nucci for his help and the help of the Historic Preservation Office of Tempe in getting our historic property located at 1204 S. Mill Avenue on the Tempe Historic Property Register. We believe it is critical that we preserve 1938 Lindstrom (Nucci) House (and all that qualify), understanding that this is not a perfect world, and qualification for historic designation must be found where possible. Please confirm this nomination.

Sincerely,
Elna Rae Simpson Zeilinger
Philip Thomas Zeilinger

also another format (Appleworks):

To: John Larsen Southard,
Historic Preservation Officer
City of Tempe

From: Elna Rae Simpson Zeilinger
760 N. Sycamore Place
Chandler, AZ 85224
March 27, 2015

Dear John:

It is our pleasure to support the nomination of the 1938 Lindstrom (Nucci) House located at 1220 Maple for Historic Overlay Zoning. Please pass this letter on to the Historic Preservation Commission.

We are the owners of the Laird (Simpson) #40 designated Tempe Historic Property. I remember growing up in that neighborhood and all the wonderful friends we had at that time. We especially love the front of the house, and the inside is so unique. We believe that the 1938 Lindstrom (Nucci) House to which our family (Simpsons and Laids) have ties should be commemorated and preserved for posterity.

We are grateful to Joe Nucci for his help and the help of the Historic Preservation Office of Tempe in getting our historic property located at 1204 S. Mill Avenue on the Tempe Historic Property Register. We believe it is critical that we preserve this house (and all that qualify), understanding that this is not a perfect world, and qualification for historic designation must be found where possible. Please confirm this nomination.

Sincerely,

Elna Rae Simpson Zeilinger _____
Phil Zeilinger (480) 814-0109 *erzeiling@aol.com

-----Original Message-----

From: Southard, John <John_Southard@tempe.gov>
To: 'Elna Rae Zeilinger' <erzeiling@aol.com>
Cc: Philco4137 <Philco4137@AOL.com>; joenucci <joenucci@gmail.com>
Sent: Mon, Mar 30, 2015 2:22 pm
Subject: RE: Lindstrom (Nucci) House at 1220 S. Maple Avenue

Elna Rae and Philip-

Good afternoon.

Thank you for voicing your support of the Tempe Historic Property Register nomination submitted for 1220 South Maple Avenue. As you suspected might be the case, I cannot open the letter of support attached to your e-mail because it is saved as a Pages document. If possible, please save as a .doc or .docx file and resend. Or, should you prefer, please send the letter text in the body of an e-mail.

Once again, thank you for submitting comments regarding the nomination of 1220 South Maple Avenue.

Best regards,

John

JOHN LARSEN SOUTHARD, MA
SENIOR PLANNER
HISTORIC PRESERVATION OFFICER



(480) 350-8870

From: Elna Rae Zeilinger [<mailto:erzeiling@aol.com>]
Sent: Saturday, March 28, 2015 12:16 AM
To: Southard, John
Cc: erzeiling@aol.com; Philco4137@AOL.com; joenucci@gmail.com
Subject: Lindstrom (Nucci) House at 1220 S. Maple Avenue

To: John Larsen Southard
Joe Nucci

We received a Neighborhood Meeting Notice about the request of approval for Historic overlay zoning for the

1938 Lindstrom (Nucci) House located at 1220 S. Maple Ave. We wanted to get a letter in to you and to the Historic Preservation

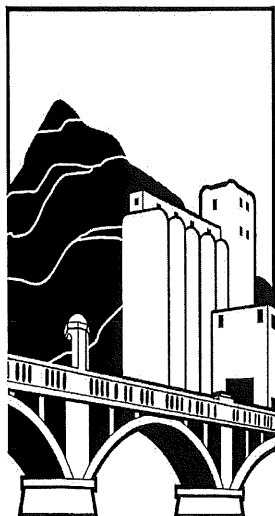
Commission stating that we support this request and hope that it gets Historic Overlay zoning. We have sent our letter as an

Attachment which we hope you can open. This is an Apple Computer and sometimes attachments fail.

If so, let me know and I can send it to you in the body of the email.

Sincerely,

Elna Rae Simpson Zeilinger
Philip T. Zeilinger



T · E · M · P · E
HISTORIC PRESERVATION
F O U N D A T I O N

Directors

Lisa Roach, President
Stu Siefer, Vice President
Ann Patterson, Secretary
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Darlene Justus
Matthew Bilsbarrow
Karyn Gitlis
Andrea Gregory
Victor Linoff
Karen Adams
Kathy Stevens
Rebecca Joy
Steve Stewart
Joe Nucci
Amy Douglass
Hugh Hallman
Richard Bower

Advisory Board

John Southard
Millie Swick
Mark Vinson
Barbara Sherman

March 10, 2015

John Southard
Tempe Historic Preservation Office
PO Box 5002
Tempe, AZ 85280

Tempe Historic Preservation Foundation fully supports the listing of Nucci residence to the Tempe Historic property register.

The Maple-Ash neighborhood is the oldest existing neighborhood in Tempe and helps to tell the story of Tempe to future generations.

So many of the historic homes in Maple-Ash have been lost to development, that each dwelling saved is of vast importance to preserve this endangered neighborhood.

Thank you for your work and dedication to preserve Tempe.

Cordially,

Lisa Roach
THPF

Tempe Historic Preservation Foundation
Post Office Box 1894
Tempe, AZ 85280-1894
A 501(c)(3) Nonprofit Organization

**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 04/09/2015
Agenda Item: 4**

ACTION: Discuss and consider report documenting the work and findings of the Archaeologically Sensitive Classification Subcommittee.

ATTACHMENTS: Archaeologically Sensitive Classification Subcommittee Report

STAFF CONTACT(S): John Larsen Southard, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: John Larsen Southard, Historic Preservation Officer (480) 350-8870

**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 04/09/2015
Agenda Item: 3**

ARCHAEOLOGICALLY SENSITIVE CLASSIFICATION SUBCOMMITTEE REPORT

SUMMARY: Documentation of the proceedings and recommendations of the Historic Preservation Commission Archaeologically Sensitive Classification Subcommittee. The subcommittee has identified deficiencies in the execution of the Archaeologically Sensitive ("AS") classification provisions found in §§ 14A-4(k), 14A-6(g), and 14A-7(k) of the Tempe Historic Preservation Ordinance ("Ordinance"). Accordingly, the subcommittee provides the Historic Preservation Commission ("HPC") six recommendations to ensure compliance with the abovementioned sections.

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ATTACHMENTS: N/A

STAFF CONTACT: John Larsen Southard, Historic Preservation Officer (480) 350-8870

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A

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BACKGROUND INFORMATION

§§ 14A-4(k), 14A-6(g), and 14A-7(k) of the Ordinance outline the process for identifying and classifying AS lands, and the City's requirements when in receipt of a submittal involving alteration, construction, or demolition on AS-classified parcels. There are currently forty-six such classifications, with most of the AS sites encompassing numerous parcels. Twenty-nine of the forty-six AS classifications were based upon archaeological surveys completed prior to 1992. The most recent survey information utilized for an AS classification dates to 2002, and serves as the basis for inclusion of three sites on the AS list. Numerous surveys of Tempe archaeological sites have been completed since 2002. However, the Tempe Historic Preservation Office ("HPO") does not have access to the Arizona Archaeological Site and Survey Database ("AZSITE"), a subscription-based database of known archaeological sites throughout the state. As such, the Archaeologically Sensitive sites identified in HPO records do not accurately reflect all known prehistoric and historic cultural resources.

Per §§ 14A-6(g) and 14A-7(k), applicants seeking to alter, construct, or demolish buildings, structures, or objects on AS-classified land "shall be advised as to the status of the property, potentially applicable state and federal requirements, and suggested course(s) of action." Identifying whether a project site has been classified Archaeologically Sensitive is currently challenging. The current classifications exist only in the form of shape files, and may or may not be accurately reflected in the City's mapping systems. When HPO received requests for information regarding AS-classification status, the current practice of making such a determination involves consulting a large printed map with outlines of AS-classified sites overlaid onto an aerial photo of Tempe. Further, while applicants seeking approval for projects on AS land are to receive the information stated above, there is not currently a protocol for delivering said information.

CONCLUSION

After reviewing the Ordinance and seeking further information from HPO Southard, the Archaeologically Sensitive Classification Subcommittee determined that the Archaeologically Sensitive classification responsibilities outlined in the Ordinance are not being fully executed. Lack of AZSITE database access prevents the HPO from identifying new sites warranting AS classification, uncertainty as to data reliability for currently classified sites may hinder efforts to determine a project site's AS status, and lack of an information delivery protocol raises questions as to whether required disclosures are being issued.

RECOMMENDATIONS

- (1) In order to carry out the responsibilities outlined in the Ordinance and the Certified Local Government Program Agreement-related commitments made to the Arizona State Historic Preservation Officer, the Tempe Historic Preservation Officer requires AZSITE access.
- (2) Integrate AS classifications into any and all City systems used for planning, reviewing, and permitting ground disturbing activities within Tempe city limits. Special language highlighting the City's requirements relating to City-owned property should be incorporated in the system file for any such parcels. All AS-related notifications should include HPO and Arizona State Museum contact information.
- (3) Prepare an AS classification handout for distribution to applicants whose proposal involves land classified as such. This handout should discuss the significance of AS lands, the legal requirements associated with discovery of human remains and / or funerary objects, the Salt River Pima-Maricopa Indian Community's ("SRPMIC") Cultural Sensitivity Training course, and sources of additional information on archaeology and cultural resource laws.
- (4) Train all City mapping and permitting system users as to the significance of AS lands and what the Ordinance requires when the City receives a submittal involving AS classified land.

- (5) Encourage all City staff, contractors, and volunteers tasked with planning, reviewing, managing, or executing ground-disturbing projects – including members of the HPC – to complete SRPMIC's Cultural Sensitivity Training. In addition, encourage all City leadership overseeing said staff and / or contractors, to complete the SRPMIC course.
- (6) Require the HPO to provide HPC with periodic updates as to progress made in addressing these deficiencies

Korri Turner, Chair, Historic Preservation Commission Archaeologically Sensitive Classification Subcommittee